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**PLANNING COMMISSION**

Joe Sammut, *Chair*  
 Sujendra Mishra, *Vice-Chair*  
 Rick Biasotti  
 Kevin Chase  
 Mary Lou Johnson  
 Bob Marshall, Jr.  
 Perry Petersen

**COMMUNITY DEVELOPMENT DEPARTMENT****PLANNING COMMISSION AGENDA**

**PLEASE NOTE: THE JUNE 21, 2005 PLANNING COMMISSION MEETING WILL BE HELD AT SAN BRUNO CITY HALL, CONFERENCE ROOM 115.**

Tuesday, June 21, 2005  
 San Bruno City Hall  
 Conference Room 115  
 567 El Camino Real  
 7:00 p.m.

**Roll Call****Pledge of Allegiance**

1.	<b>Approval of Minutes</b>	June 7, 2005	
2.	<b>Communications</b>		
3.	<b>Public Comment</b>		<b>Actions</b> ↓
4.	<b>Senior Housing Parcel @ The Crossing</b>  <b>NW Corner of National Ave. and Commodore Dr. (APN 020-010-790 and 020-010-800) (TM-05-01)</b>  <u><b>Environmental Determination:</b></u> This proposal is being completed in accordance with the EIR Report for the Navy Site Specific Plan  <u><b>Zoning:</b></u> P-D (Planned Development)	<u><b>INFORMATION ITEM:</b></u> The Applicant, KDF Communities, will provide the Planning Commission with additional information related to the affordable units in the 228 Unit Senior Housing Apartment Complex at the Crossing.  The Planned Development Permit for this building was approved at the February 15, 2005 Planning Commission meeting.	

5.	<p><b>723 Pepper Drive (UP-05-27)</b></p> <p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> R-1 (Single Family Residential)</p>	<p>Request for a Conditional Use Permit to allow a large family day care operation in a single family residential zone; per Section 12.84.200 of the San Bruno Zoning Ordinance. – John &amp; Jaime Martin (Owner/Applicant) <b>UP 05-27</b></p>	
6.	<p><b>217 San Marco Avenue (UP-05-29)</b></p> <p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> R-2 (Low Density Residential)</p>	<p>Request for a Conditional Use Permit to allow the construction of a new (second) residence onsite, which proposes to exceed Floor Area Ratio of .55 and to increase the Gross Floor Area by more than 50%, per Sections 12.200.030.B.1 and 12.200.030.B.2. of the San Bruno Zoning Ordinance. – Peter Alegria (Owner/Applicant) <b>UP 05-29</b></p>	
7.	<p><b>170 Santa Barbara Place (UP-05-30)</b></p> <p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> R-1 (Single Family Residential)</p>	<p>Request for a Conditional Use Permit to allow the construction of a first and second story addition, which proposes to exceed a gross floor area of 2,800 square feet with a two car garage, per Section 12.200.080.B.3 of the San Bruno Zoning Ordinance. – Alvaro Romero (Applicant), Ravin Sen Raj (Owner) <b>UP-05-30</b></p>	
8.	<p><b>468 Chestnut Avenue (UP-05-13)(MM-05-06)</b></p> <p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> R-1 (Single Family Residential)</p>	<p>Request for a Conditional Use Permit to allow construction of an addition, which proposes to exceed Floor Area Ratio of .505, and a Minor Modification to exceed Lot Coverage of 40.4% up to 48%, per Sections 12.200.030.B.2 and 12.120.010.A.1 of the San Bruno Zoning Ordinance. – George Dayeh (Applicant/Architect), Mr. and Mrs. Salti Ibrahim (Owner) <b>UP-05-13, MM-05-06</b></p>	

9.	<b>Crossing Parcels 9 &amp; 10</b>  <u><b>Environmental Determination:</b></u> This proposal is being completed in accordance with the Existing Redevelopment Plan EIR certified in May, 1999 (SCH # 98112029), Navy Site Specific Plan Environmental Impact Report certified on January 9, 2001 and Addendum to the Specific Plan EIR dated December 11, 2001 (SCH # 99092026).  <u><b>Zoning:</b></u> PD (Planned Development)	Request for Amendments to the U.S. Navy Site And Its Environs Specific Plan and the Development Agreement between the City Of San Bruno and Martin/Regis San Bruno Associates, L.P., and an Addendum to the adopted Specific Plan EIR to allow for new "ECR Commercial Overlay" land use designation on Parcels 9 & 10 of The Crossing San Bruno Project Site; Martin/Regis San Bruno Associates, L.P. (owner/developer) <b>ZC-05-02</b>	
10.	<b>City Staff Discussion</b>	Select July 14, 2005 Architectural Review Members	
11.	<b>Planning Commission Discussion</b>		
12.	<b>Adjournment</b>		

*Note: If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.*